



244 LUCAS WAY NW

244 Lucas Way Calgary Alberta

\$850,000

FRONTING ONTO POND WITH WEST VIEWS | SEPARATE ENTRANCE TO BASEMENT | JAYMAN BUILT + FULLY DEVELOPED BASEMENT | SOLAR PANELS + CENTRAL AC + GREEN HOME CERTIFIED + SMART HOME | Welcome to 244 Lucas Way NW, nestled in the charming family community of Livingston. This Jayman green home boasts a prime location overlooking the community pond and scenic walking paths, ideal for families seeking a sense of community and convenience. The main level features vinyl flooring and neutral tones throughout, providing a modern living experience. The chef's kitchen is a culinary delight, showcasing a gas range, full-size pantry, stainless steel appliances, gleaming quartz countertops, and access off the dining area to the sun-soaked deck in the East facing backyard, complete with a gas line, a perfect spot for summer bbq's. A private enclosed den offers versatility as a home office or dedicated homework space, while the spacious living and dining areas are flooded in natural light from expansive windows overlooking the yard. Completing this level is a convenient 2-piece powder room, a separate basement entrance, and access to the double attached garage. The upper level is where the west-facing primary suite awaits, boasting picturesque pond views, a walk-in closet, and a luxurious spa-like ensuite. Two additional generous bedrooms, a 4-piece bathroom, a large bonus/tv room and a laundry area complete this level, ensuring comfort and functionality. The fully developed basement provides ample space for any growing family with a large living room, fourth bedroom, 4-piece bathroom, brand new second washer/dryer, and rough-in plumbing. Some other upgrades to this home include a complete sprinkler system for fire protection, a front and rear camera system, heated garage with rough-in for an electric car charger, ultraviolet air purifier system with Merv-13 Filter, triple pane windows, a ...

4pc Bathroom Measurements not available

Bedroom 9.25 Ft x 14.83 Ft

Recreational, Games room 12.33 Ft x 14.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Dining room 8.25 Ft x 8.17 Ft

Foyer 9.17 Ft x 6.25 Ft

Kitchen 8.75 Ft x 14.83 Ft

Living room 14.83 Ft x 15.50 Ft

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Office 9.92 Ft x 5.75 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.17 Ft x 9.25 Ft

Bedroom 10.58 Ft x 12.83 Ft

Primary Bedroom 13.75 Ft x 20.75 Ft

Bonus Room 14.50 Ft x 13.00 Ft

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Originally Listed by:

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